

# The Highlands at Forest Park

5700 Oakland Avenue, St. Louis



## BACKGROUND

This site was originally home to the St. Louis Arena, built in 1929 as a sports and entertainment venue. The property was closed in 1994 with the opening of the Kiel Center downtown. The Land Clearance for Redevelopment Authority had acquired the property in 1987 and, when the facility was closed, sought a developer who could revitalize this 26-acre site south of Forest Park.



Above photo courtesy of Rob Powers  
<http://www.builtstlouis.net>



## CONTAMINANTS

Asbestos, lead-based paint, mercury-containing fluorescent lights, PCB-containing fluorescent light ballasts, three underground fuel storage tanks and petroleum product contaminated soil were present on the site.



## **ASSISTANCE**

The Land Clearance for Redevelopment Authority received \$433,585 in Brownfields State Tax Credits. In addition, the city of St. Louis is providing full tax abatement on improvements to the Highlands Plaza Office Building until 2011.

## **PROTECTION**

The asbestos, lead-based paint, PCB-containing ballasts, tanks, mercury lamps, and tanks were all removed from the site. In addition, 22,500 cubic yards of petroleum-contaminated soil were removed and disposed of at the Milam Landfill in Fairview Heights, Illinois.

## **INVESTMENT AND RESULTS**

Balke Brown Associates acquired this 26-acre site and has, to date, invested \$69 million in redevelopment. An estimated 750 jobs have been created.

## **TIMELINE**

Application Received: 18 January 1998  
RAP Received: 16 April 1999  
Completion Certificate: 3 May 2000

## **REDEVELOPMENT SUMMARY**

This site is now home to Plaza One, a five-story, 146,000 square foot office building with tenants including Daniel and Henry Company, AG Edwards, and Clear Channel Communications. There are two, six-story loft apartment buildings on the site, with 200 apartment units ranging in monthly rents from \$1,075 to \$2,326. In addition, a six-story Hampton Inn and a Kriegers restaurant are due to open in Spring 2006.

